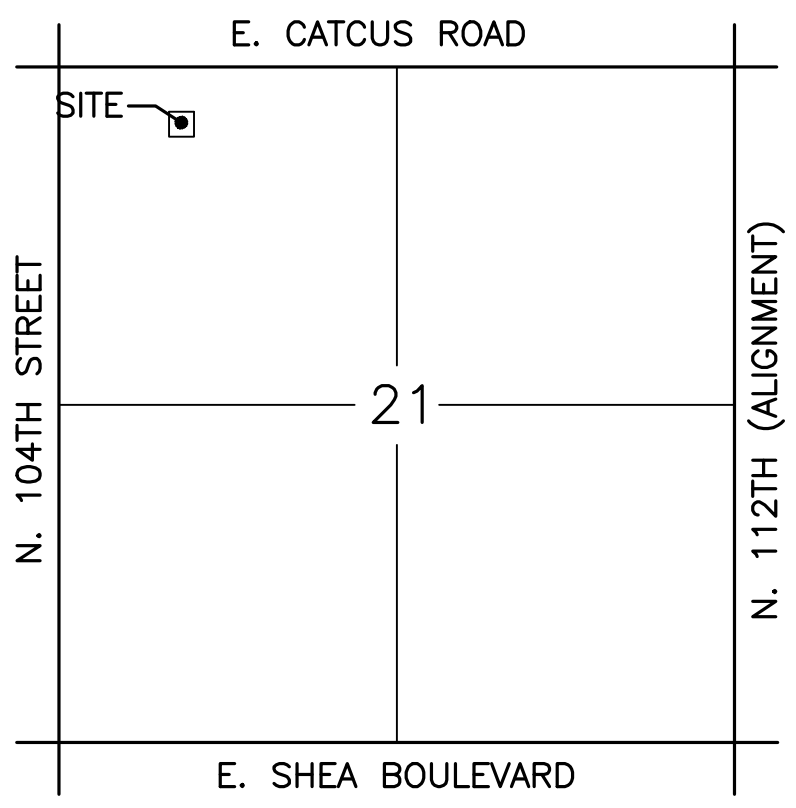
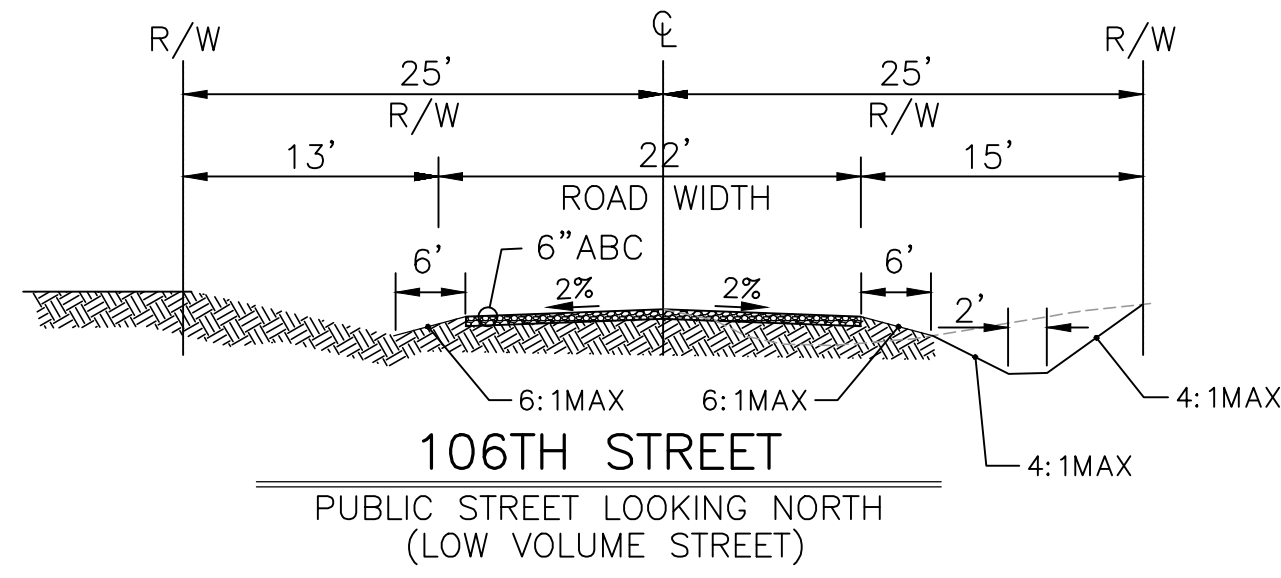
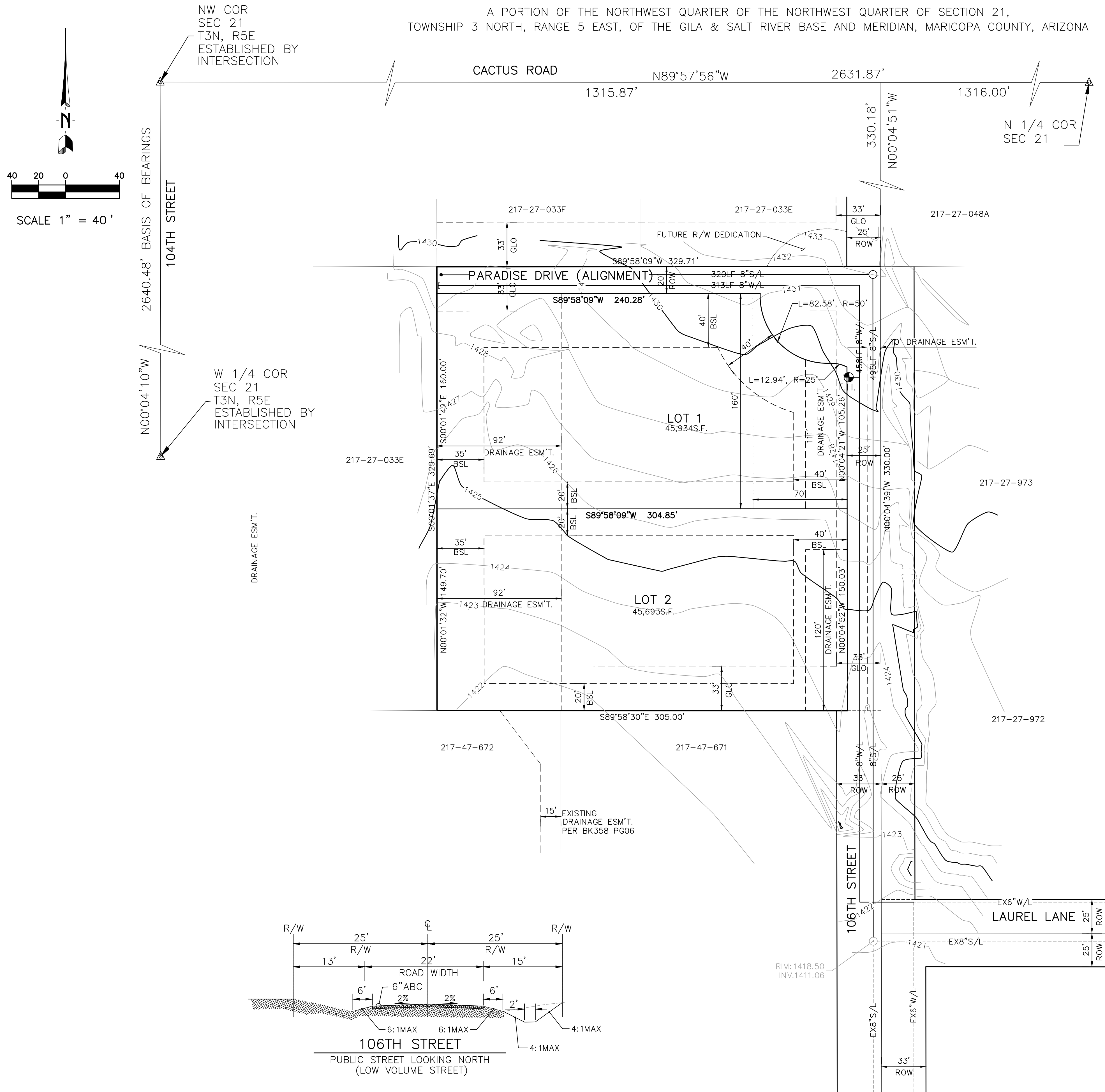


PRELIMINARY PLAT
FOR
10535 E SHAW BUTTE DRIVE
"AN R1-43 SUBDIVISION"

A PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 21,
TOWNSHIP 3 NORTH, RANGE 5 EAST, OF THE GILA & SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



PROJECT DESCRIPTION

A 2 LOT MINOR SUBDIVISION WITHIN
THE R1-43 ZONING DISTRICT.

RESIDENTIAL SITE SUMMARY

EXISTING ZONING: R1-43
PROPOSED ZONING: R1-43
GROSS ACRES: 2.50 ACRES
TOTAL NUMBER OF LOTS: 2
TYPICAL LOT SIZE: 150'X305'
DENSITY: 1.25 LOTS/ACRE
ASSESSOR'S PARCEL NO: 217-27-034A

STORM WATER STORAGE REQUIREMENT FOR EACH LOT
UPON THE DEVELOPMENT OF EACH LOT WITHIN THIS SUBDIVISION
WITH A RESIDENTIAL STRUCTURE, THE LOT OWNER SHALL BE
RESPONSIBLE FOR CONSTRUCTING AN ON-LOT STORMWATER
STORAGE BASIN OR BASINS DESIGNED IN CONFORMANCE WITH CITY
OF SCOTTSDALE STANDARDS FOR THE DESIGN OF STORMWATER
STORAGE BASINS INCLUDING THE DEDICATION OF A PUBLIC
DRAINAGE EASEMENT COVERING THE LIMITS OF THE BASIN(S). THE
STORMWATER STORAGE BASIN(S) WILL BE REVIEWED AND APPROVED
FOR CONSTRUCTION BY THE CITY OF SCOTTSDALE AS PART OF A
GRADING AND DRAINAGE PLAN FOR THE PROPOSED RESIDENTIAL
STRUCTURE.

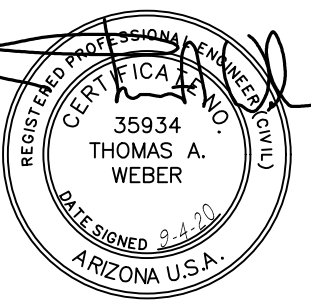
ADDITIONALLY, THE LOTS WITHIN THE SUBDIVISION ARE NOT
ELIGIBLE FOR A WAIVER OF THE STORMWATER STORAGE
REQUIREMENT.

ENGINEER

CLOUSE ENGINEERING INC.
5010 E. SHEA BLVD SUITE 110
SCOTTSDALE, AZ. 85254
CONTACT: JEFF GILES
E-MAIL: jgiles@clouseaz.com
PHONE: (602) 395-9300
FAX: (602) 395-9310

DEVELOPER

BLUE ENTERPRISE, LLC
4455 E CAMELBACK ROAD, D-275'
PHOENIX, AZ 85018
CONTACT: NICK BLUE
E-MAIL: nick@nickblue.com



Revised
9-4-20

Date
8-5-20
As-Built
Job No.
-

Clouse Engineering, Inc.
ENGINEERS & SURVEYORS
5010 E. Shea Blvd Suite 110 Scottsdale, AZ. 85254
Tel 602-395-9300 Fax 602-395-9310

PRELIMINARY SITE PLAN
10535 E. CACTUS ROAD

SCOTTSDALE